

Danville, Illinois

Brownfields Program



Brownfields Assessment Final Report

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Project Partners

City of Danville, Illinois

United States Environmental Protection Agency

Illinois Environmental Protection Agency

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Introduction

Located in East-Central Illinois near the Indiana border approximately 130 miles South of Chicago and 80 miles West of Indianapolis, the City of Danville began as an industrial center, but economic changes at the global, national and local levels have led to closures and significant declines in the City's predominately industrial economic base over the past 30 years. The city's population peaked in 1970. A period of population decline followed, continuing through the 1980s, until the population began to stabilize.

Given the community's long history and industrial roots, there are numerous properties in the community that could be classified as Brownfield sites today. This includes at least 105 sites ranging in past use from abandoned industrial sites to former dry cleaners and service stations. Furthermore, it is suspected that as many as 300 Danville sites may actually exist that could meet the EPA definition of a Brownfield. The presence of these Brownfield sites has a pronounced impact on sensitive populations of the community, including minorities and those living in poverty, as most of these sites are located within older neighborhoods of the community where these sensitive populations are concentrated. The abundance of Brownfield sites also affects the natural resources within the community and limits the use of those natural resources. In addressing these Brownfields, the City hopes to return each of these sites to a productive use.

In 2011, the United States Environmental Protection Agency (USEPA) awarded the City of Danville a \$400,000 Community Wide Brownfield Assessment Grant to assess petroleum and hazardous substance contamination. The goal of this grant has been to understand the nature of contamination at Brownfield sites throughout the City and facilitate their cleanup and redevelopment.

The City has used these USEPA assessment grant funds to investigate Brownfield properties throughout the City, particularly those properties that pose an immediate threat to human health or the environment, have the potential to be immediately redeveloped, stand vacant, and/or have delinquent property taxes.

This USEPA funding has been a tremendously effective catalyst for moving Brownfields toward cleanup and redevelopment. In total, the City of Danville completed twelve Phase I Environmental Site Assessments (ESAs) and six Phase II ESAs. The City completed remedial planning for two sites, enrolled two sites in Illinois' voluntary site remediation program, received a No Further Remediation (NFR) letter for one Brownfield, and facilitated the sale of two sites and the redevelopment of one site.

Brownfields by the Numbers

12	Properties with Phase I ESAs completed
7.06	Acres of property with Phase I ESAs completed
6	Properties with Phase II ESAs completed
4.02	Acres of property with Phase II ESAs completed
3	Sites with remedial planning completed
2	Sites enrolled in IEPA voluntary site remediation program
1	Draft or final NFR letters received
\$472,373	Additional funding leveraged



In addition, the Brownfields Grant helped leverage considerable additional funding, including \$111,373 in City of Danville cash and in-kind services for redevelopment of 401 and 422 North Vermilion Street, for community outreach, and for personnel costs to manage the brownfields program, as well as \$361,000 in private investment – so far.

The Brownfields Program has helped the City of Danville achieve several goals related to economic development and economic renewal. The Program has

- allowed the City to clear more than 10 sites of the stigma often associated with brownfields, paving the way to reinvestment and redevelopment;
- helped encourage redevelopment and infill development in distressed neighborhoods in and around the downtown area that otherwise may not have been possible;
- enabled the removal of multiple structures that had a blighting effect on their surroundings;
- helped transform other blighted vacant buildings into productive, tax-contributing properties;
- allowed the City to minimize the public health effects of brownfields sites by either determining that the sites are non-threatening or by helping to provide for site remediation; and
- addressed real or perceived contamination at sites in high profile locations near sensitive populations.

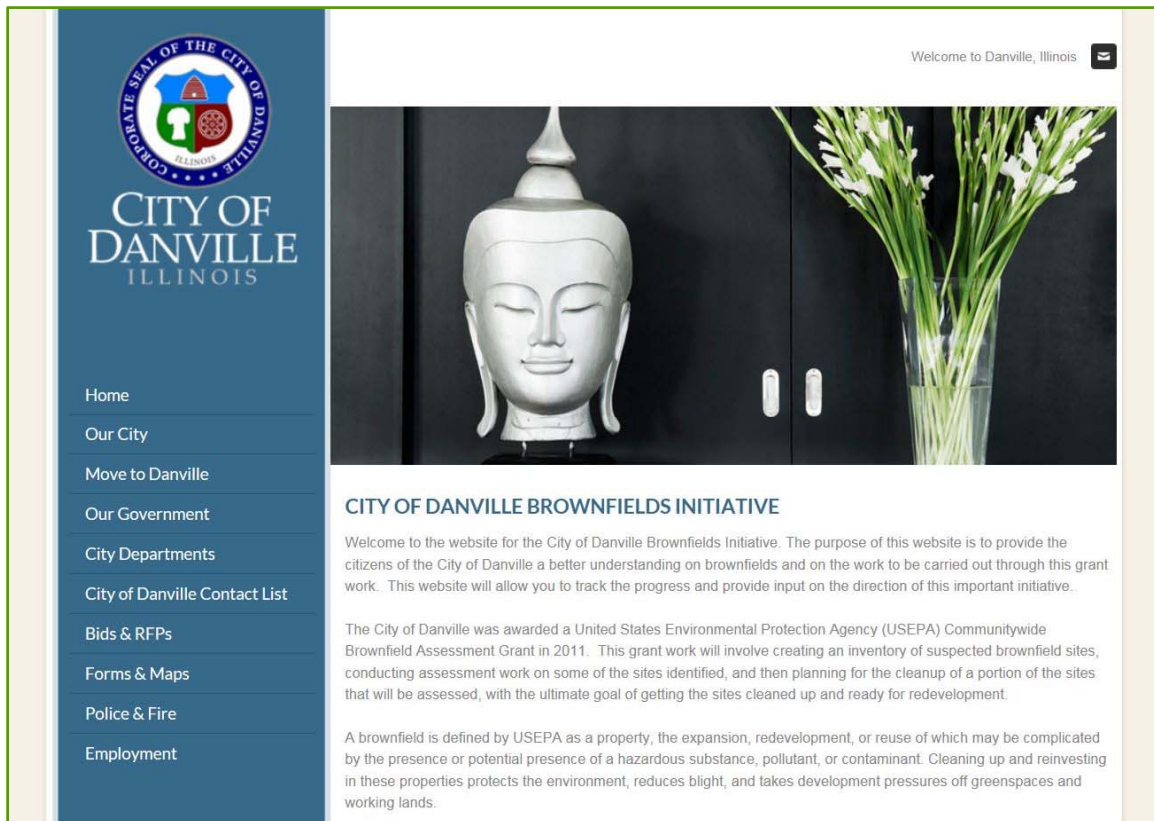


Community Engagement

The City of Danville held a total of eight (8) *community meetings* to solicit public input on the Brownfields Program throughout the grant-funded project period. These meetings included six (6) open houses and two (2) presentations/discussions. The City held these meetings at convenient locations throughout the community – including City Hall, Danville Public Library, Danville Area Community College and Danville High School – in an effort to maximize public participation.

Throughout the project, the *Brownfields Advisory Committee* met quarterly. This active group was instrumental first in determining how sites would be prioritized, and then prioritizing sites and discussing results.

A *project website* (<http://www.cityofdanville.org/brownfields.html>) provided information and updates to interested parties throughout the grant-funded project.



Results

With the USEPA Brownfields Assessment grant funds, the City of Danville was able to complete a tremendous amount of Brownfields assessment and remedial planning work, positioning sites for cleanup and redevelopment.

The following pages include detailed information about the brownfields assessment and remedial planning work completed under this project on twelve (12) brownfields properties in the City of Danville.

This work resulted in an impressive set of results, including

- ✓ Twelve Phase I Environmental Site Assessments completed
- ✓ Two Phase I Environmental Site Assessment Updates completed
- ✓ Six Phase II Environmental Site Assessments completed
- ✓ Two sites enrolled in Illinois' Site Remediation Program
- ✓ One site received an Illinois EPA No Further Remediation Letter
- ✓ Two property transactions facilitated by this brownfields work
- ✓ Reuse plans facilitated and completed for three sites
- ✓ One brownfields property redeveloped into a law office



Figure 1.
401 N. Vermilion - Pre-redevelopment



Figure 2.
401 N. Vermilion - Redeveloped as a law office



Brownfields Fact Sheet

Danville, Illinois Brownfields Program

204 West Fairchild Street – Former Arnholt Bakery

Current and Historic Uses

At the time of the Phase I Environmental Site Assessment (ESA), the property was unoccupied. Prior to vacancy, the property was occupied by a bakery and a residence. The property contains two structures, an approximately 4900 square foot, one story commercial building and an approximately 1,500 square foot, two story residential structure.

Phase I Environmental Site Assessment (ESA)

Working with a Qualified Environmental Consultant (QEC), the City of Danville completed a Phase I ESA on this site on February 27, 2015. The ESA identified the following recognized environmental conditions (RECs) associated with adjacent properties: 1) the historical underground storage tanks (USTs) on the west adjacent site (208-212 West Fairchild); 2) the historical dry cleaners on the north adjacent site at 205 West Fairchild; and 3) the historical battery repair shop on the west adjacent site at 214 West Fairchild.



Figure 3.
204 West Fairchild Street - Former Bakery Building

The ESA identified the following business environmental risks (BERs) that exist beyond CERCLA liability and may be associated with the property, based on the construction dates of the buildings on the property (circa 1905 and 1954): 1) there is a potential for building materials to contain asbestos; and 2) there is a potential for painted surfaces to contain lead above regulatory levels.

Recommendations in the Phase I ESA included confirmation sampling of soils, soil gas and/or groundwater to confirm or refute the presence of hazardous substances and/or petroleum associated with the identified RECs.

Planned Next Steps and Potential Site Reuse Plans

Likely next steps on this property include a Phase II Environmental Site Assessment as recommended in the Phase I ESA

In order for redevelopment to move forward, the existing buildings will likely need to be demolished. The property is a likely candidate for commercial/retail redevelopment.





Brownfields Fact Sheet

Danville, Illinois Brownfields Program

307 East Fairchild Street – Former Danville Plating Company

Current and Historic Uses

Several residences occupied this 0.49-acre property from approximately 1893 to 1949, followed by Danville Plating Company from approximately 1947 to 1982. By about 1972, all structures on the property except Danville Plating Company were vacated and demolished. And by 1983, all Danville Plating Company structures were demolished and the property was completely vacated. Danville School District #118, the current owner, acquired the property in 1982. At the time of the Phase I ESA, the property was a padlocked, chain-link-fence-secured vacant lot with grass cover and no structures.

Phase I Environmental Site Assessment (ESA)

The City of Danville, working with a qualified environmental consultant, completed a Phase I ESA on this property on March 18, 2013, which identified one Recognized Environmental Condition (REC): past use of the property for metal plating¹.

The Phase I ESA also identified four significant data gaps, including 1) the lack of availability of the owner/occupant to discuss occupancy and operations; 2) possible undocumented fill material placement on property; 3) inability to conduct a walkover on the property due to a padlocked chain link fence; and 4) the inability to conclusively determine the exact composition of all plating and waste materials stored on the property.



Figure 4. - 307 East Fairchild St., shown adjacent to Danville High School

The Phase I ESA recommended confirmation sampling of soils and/or groundwater to confirm or refute the presence of hazardous substances and/or petroleum products associated with the identified REC and significant data gaps.

Phase II Environmental Site Assessment (ESA)

The City of Danville, working with a qualified environmental consultant, completed a Phase II ESA on this property on September 24, 2013, in order to conduct soil and groundwater investigative sampling at or near the REC identified in the Phase I ESA. The investigative activities included soil borings and permanent groundwater monitoring wells that were used to collect soil and groundwater samples to provide quantitative information regarding the presence or absence of contamination associated with the identified REC. A review of soil sample lab results concluded minimal inorganics exceeding Tier 1 Soil Remediation Objectives. Review of groundwater lab results concluded minimal concentrations of inorganics exceeding Class I Groundwater Remediation Objectives. Class II Groundwater Remedial Objectives were not exceeded.

The Phase II ESA included a recommendation that the site be enrolled in Illinois EPA's Site Remediation Program (SRP). The Phase II ESA notes that in the event any in-place materials are cored out, the material will need to be profiled and manifested, then hauled by a licensed waste hauler to a permitted landfill.

Planned Next Steps and Potential Site Reuse Plans

The current owner, Danville School District #118, has plans to convert the site to a parking lot to support vehicular and pedestrian traffic for the high school.

¹Based on the findings of a Hazardous Assessment conducted by Illinois EPA and USEPA, listed as characteristically hazardous materials were removed from the property in 1982 and disposed of at permitted facilities.





Brownfields Fact Sheet

Danville, Illinois Brownfields Program

518 North Franklin Street – Former Triangle Lumber Property

Current and Historic Uses

From approximately 1907 to 1952, this 0.53-acre property was used as a planing mill and lumber yard. At the time of the Phase I ESA, the property was owned by Hegeler Brothers, Inc. and consisted of a vacant lot that most recently operated as an equipment and materials storage area for a tree service company. While there were no standing buildings on site at the time of the Phase I ESA, the fire-damaged debris of a three (3) car garage remained on the property. According to Danville Fire Department records, the fire, caused by trespassers, occurred on December 24, 2008.

Phase I Environmental Site Assessment (ESA)

On September 12, 2013, the City of Danville, working with a qualified environmental consultant, completed a Phase I ESA on this property that identified the following Recognized Environmental Condition (REC): an historic planing mill and lumber yard that operated on the property from approximately 1907 to 1952. The Phase I ESA also identified the following RECs associated with adjacent properties: 1) a historical and active automotive repair and machine shop located at 511 Oak Street immediately west of the property; and 2) the presence of three (3) exempt petroleum underground storage tank (UST) systems on a northern up-gradient site, in close proximity to the property at 611 Oak Street.



Figure 5.
518 North Franklin Street - Former Triangle Lumber

In addition, the Phase I ESA identified one significant data gap, which has the potential to lead to the identification of additional RECs: the first developed (pre-1940) use of the property was not identified using standard and reasonably ascertainable historical data sources.

The Phase I ESA included a recommendation for confirmation sampling of soils and/or groundwater to confirm or refute the presence of hazardous substances and/or petroleum products associated with the identified RECs and significant data gap.

Planned Next Steps

Likely next steps include a Phase II ESA and enrollment of the property in the Illinois EPA's Site Remediation Program (SRP). These actions will help position the site for sale and redevelopment.

Potential Site Reuse Plans

This property, situated in a mixed use – primarily commercial and industrial – area, has good prospects for redevelopment and reuse.





Brownfields Fact Sheet

Danville, Illinois Brownfields Program

400-406 North Hazel Street – Former City Hall Property

Current and Historic Uses

Currently, this 0.68-acre property is vacant land. Prior to building demolition, the property was used for City Hall.

Phase I Environmental Site Assessment (ESA)

The City of Danville, working with a qualified environmental consultant, completed a Phase I ESA on this property on January 23, 2015, in order to facilitate the sale and redevelopment of the site. This assessment identified the following recognized environmental conditions (RECs) on the property: 1) historical underground storage tanks (USTs) removed from the property; and 2) fill material of unknown origin used in grading activities on the property. The assessment also identified the following REC associated with an adjacent property: a historical gasoline station, and associated contamination, on the west adjoining site.



Figure 6.
400-406 North Hazel Street - Former City Hall Property

The Phase I ESA included a recommended for confirmation sampling of soils, soil gas and/or groundwater to confirm or refute the presence of hazardous substances and/or petroleum products associated with the identified RECs.

Planned Next Steps

Likely next steps include a Phase II ESA and enrollment of the property in the Illinois EPA's Site Remediation Program (SRP). These actions will help position the site for sale and redevelopment.

Potential Site Reuse Plans

This property, located next to Danville's public library, has good potential for redevelopment and reuse.





Brownfields Fact Sheet

Danville, Illinois Brownfields Program

1 North Logan Street – Former Schaefer Brothers Filling Station

Current and Historic Uses

This 0.43-acre property was used as a historical gasoline filling station and automotive repair operations from approximately 1940 to 1990. At the time of the Phase I Environmental Site Assessment (ESA), the property was a vacant lot.

Phase I Environmental Site Assessment (ESA)

The City of Danville, working with a qualified environmental consultant, completed a Phase I ESA on the property on February 25, 2013.

That assessment noted that the IEPA had issued a No Further Remediation (NFR) letter on the property in 2009; however, soil assessment activities leading to that NFR appear to have been limited to petroleum-indicator contaminants, and a groundwater assessment was not completed at that time. Therefore, the historic gasoline station was noted as a recognized environmental condition (REC) in the Phase I ESA. In addition, the assessment indicates the following RECs associated with adjacent

properties: 1) a historical and current filling station operation on the eastern adjacent property at 401 West Main Street, which received an NFR in 2004 for a Leaking Underground Storage Tank (LUST) incident but has five (5) underground storage tanks (USTs) still active; 2) a historical filling station operation on the potentially up-gradient site at 1 North Gilbert Street, with at least two (2) LUST incidents remaining unresolved; and 3) a historic automotive repair operation and fuel storage on the northern adjacent property at 407 and 407 ½ West Main Street from approximately 1951 to 1990. In addition, the Phase I ESA identified the following significant data gap, which has the potential to lead to the identification of additional RECs: a response to a November 2012 FOIA request to the IEPA had not been received as of the date of the final Phase I ESA report.



Figure 7.
1 North Logan Street - Former Filling Station

The Phase I ESA included a recommendation for confirmation sampling of soils and groundwater to confirm or refute the presence of petroleum products and/or hazardous substances associated with the identified RECs and the significant data gap.

Planned Next Steps and Potential Site Reuse Plans

Likely next steps include a Phase II ESA and enrollment of the property in the Illinois EPA's Site Remediation Program (SRP). These actions will help position the site for sale and redevelopment. Because of this site's small size, it may be necessary to assemble multiple parcels to create a property more attractive for redevelopment.





Brownfields Fact Sheet

Danville, Illinois Brownfields Program

1232 East Main Street – Former Filling Station

Current and Historic Uses

This 0.49-acre property operated as an historic automotive filling station from approximately 1932 to 2006, most recently occupied by Super Pantry #29. At the date of the Phase I Environmental Site Assessment, the property was a vacant automotive filling station.

Phase I Environmental Site Assessment (ESA)

The City of Danville, working with a qualified environmental consultant, completed a Phase I ESA on this property on March 6, 2013.

This assessment identified the following Recognized Environmental Condition (REC): a historical gasoline filling station and limited automotive repair operation at the property from approximately 1932 to 2006, with previous assessment work indicating that the property's soil and groundwater are contaminated with petroleum compounds, extending to northern, western and eastern adjacent properties. In addition, the assessment identified the following REC associated with an adjacent property: the historical filling station operation on the northern adjacent property at 1233 East Main Street from approximately 1930 to 1991. The Phase I ESA identified the following significant data gap that has the potential to lead to the identification of additional RECs: a Fonner's 1-Hour Dry Cleaner, listed in the 1961 city directory on the east adjacent property at 1300 East Main Street, which may have had dry cleaning operations on site or may have served only as a storefront drop-off location.



Figure 8.
1232 East Main Street - Former Filling Station

The Phase I ESA included a recommendation for confirmation sampling of soils and groundwater to confirm or refute the presence of petroleum products and/or hazardous substances associated with the identified RECs and significant data gaps.

Planned Next Steps and Potential Site Reuse Plans

Potential reuse opportunities include parking and parks and recreation uses.





Brownfields Fact Sheet

Danville, Illinois Brownfields Program

1833 East Main Street – Former Service Station

Current and Historic Uses

At the time of the Phase I ESA, this 0.34-acre property was a vacant former automotive service station. Its former uses included a historical gasoline station and automotive repair operations, auto sales, car wash, and auto detail shop.

Phase I Environmental Site Assessment (ESA)

The City of Danville, working with a qualified environmental consultant, completed a Phase I ESA on this property on September 12, 2013, which identified the following recognized environmental conditions (RECs) associated with the property: 1) a historical gasoline station operation on the property from approximately 1938 to 1966, with at least three (3) underground storage tanks (USTs) identified on the property; and 2) the historical use of the property for automotive repair operations from approximately 1938 to the mid-1960s, and possibly more recently with used auto sales and car wash operations, with at least one (1) subgrade hydraulic hoist and three (3) 55-gallon drums with unidentified contents located in a shed on the property, with oily staining on the ground around the drums. In addition, the assessment identified the following REC associated with an adjacent property: the historical automotive filling and repair operations on the up-gradient, east adjacent property at 1901-1905 East Main Street.



Figure 9.
1833 East Main Street - Former Service Station

The Phase I ESA identified the following significant data gaps, which have the potential to lead to the identification of additional RECs: 1) a lack of historical knowledge of the property by the current owner, Mr. Bhupendrabhai S. Patel; 2) no available documentation of the onsite UST removals or analytical results for any subsequent confirmation samples; 3) the lack of visibility of the floors in the main building structure and in the concrete block shed due to the large amount of debris, including the fire-damaged and falling roof in the main building.

The Phase I ESA included a recommended for confirmation sampling of soils and/or groundwater to confirm or refute the presence of hazardous substances and/or petroleum products associated with the identified RECs and significant data gaps.

Additional Investigation

At the time of this report (February 2015), the Illinois Environmental Protection Agency's Office of Site Evaluation (OSE) was conducting additional site investigation activities that will lead to a Phase II ESA and enrollment in IEPA's Site Remediation Program (SRP). These activities will advance the site's eventual redevelopment and reuse.

Planned Next Steps and Potential Site Reuse Plans

There are opportunities for redevelopment of this site as parks/greenspace. Currently, the creek that runs through the area travels underground through a culvert. Reuse plans may include converting it back to an open-air stream.





Brownfields Fact Sheet

Danville, Illinois Brownfields Program

402-418 East Main Street – Former Nixon Standard

Current and Historic Uses

The west lot of this 0.30-acre property was a filling station operation from approximately 1927 to 1967. The east lot was a filling station operation from approximately 1945 to 1998. At the time of the Phase I Environmental Site Assessment, the property was vacant with only surface improvements remaining, including crushed aggregate and a concrete slab.

Phase I Environmental Site Assessment (ESA)

The City of Danville, working with a qualified environmental consultant, completed a Phase I ESA on this property on September 6, 2013. The Phase I ESA identified the following recognized environmental conditions (RECs) associated with the property: 1) historic filling station operations conducted at 402 East Main Street with the use of at least three (3) underground storage tanks (USTs) which may remain at the property; 2) historical filling station operations conducted at 410 East Main Street, with pre-1974 USTs possibly remaining at the site²; and 3) the historical presence of chlorinated solvent contamination at 410 East Main Street, as documented from groundwater sampling in 1989 and 1990. In addition, the Phase I ESA identified the following RECs associated with adjacent properties: 1) migration of possible contamination related to the filling station operation historically conducted at 439 East Main Street, northeast and up-gradient to the property; and 2) the possible presence of contamination from a UST that is historically depicted on the land parcel that separates the east and west lots of the property.



Figure 10.
402-418 E. Main Street - Former Nixon Standard

In addition, the Phase I ESA identified the following significant data gaps that have the potential to lead to the identification of additional RECs: 1) the lack of information confirming or denying possible historic dry cleaning operations at 412 East Main Street; 2) the lack of information confirming or denying the presence of pre-1974 USTs and possible releases associated with the USTs at 402 East Main Street; 3) the lack of information confirming or denying the presence of pre-1974 USTs and possible releases associated with the pre-1974 USTs at 410 East Main Street; and 4) the lack of response from the current property owner, Mr. Jason Johnson, concerning the Owner/Occupant Questionnaire and/or discussion concerning the property.

The Phase I ESA included a recommendation for confirmation sampling of soils and/or groundwater to confirm or refute the presence of hazardous substances and/or petroleum products associated with the identified RECs and significant data gaps.

Planned Next Steps and Potential Site Reuse Plans

Likely next steps include a Phase II ESA and enrollment of the property in the Illinois EPA's Site Remediation Program (SRP). These actions will help position the site for sale and redevelopment.

Redevelopment options are complicated by the fact that there are multiple site owners and the property is not situated in a prime location.

² The IEPA issued a NFR letter for two (2) petroleum releases at 410 East Main Street; however, documented petroleum soil and groundwater contamination may remain at the site due to the NFR's industrial/commercial land use limitation.





Brownfields Fact Sheet

Danville, Illinois Brownfields Program

401 North Vermilion Street – Former Smith Auto Repair

Current and Historic Uses

This 0.34-acre property operated as a gasoline station from approximately 1940 to the mid-1980s, then as an automobile repair operation from approximately 1980 to 2012.

Phase I Environmental Site Assessment (ESA) Update

On September 3, 2013, the City of Danville, working with a qualified environmental consultant, completed a Phase I ESA update for this property. The original Phase I ESA was completed on December 10, 2012. Recognized environmental conditions (RECs) identified in the original Phase I ESA included: 1) a historical gasoline station operation at the property from approximately 1940 to the mid-1980s (with at least six (6) underground storage tanks (USTs) possibly having been utilized at the property); and 2) historical use of the property for automotive repair operations from approximately 1980 to 2012. The Phase I ESA also indicated historic automotive and UST operations on the up-gradient properties within the 400 block of North Vermilion Street. The Phase I ESA Update identified the following significant data gaps that have the potential to lead to the identification of additional RECs: 1) the previous Phase I ESA was not available for review during the Phase I ESA Update; and 2) no documentation for on-site UST removals or analytical results for any subsequent confirmation soil samples was available.



Figure 11. 401 North Vermilion Street - Redeveloped as Law Office

The Phase I ESA Update included an opinion recommending additional sampling of soil and groundwater to define the extent of hazardous substances and/or petroleum products associated with the identified RECs and the significant data gaps.

Phase II Environmental Site Assessment

Working with a qualified environmental consultant, the City of Danville completed a Phase II ESA on this property on February 27, 2013. Activities included the completion of soil borings and temporary groundwater monitoring wells and the collection of soil and groundwater samples. Conclusions included 1) minimal semi-volatile organic compounds exceeding Tier 1 Soil Remediation Objectives; and 2) minimal concentrations of volatile, semi-volatile, and inorganic compounds exceeding Class I Groundwater Remediation Objectives.

The Phase II ESA included a recommendation to enroll the site in the Illinois EPA's Site Remediation Program. In addition, the ESA noted that for any future development or earthwork on the property, any disturbed material will need to be managed if offsite disposal is proposed. It also noted the possibility of an orphan UST on the property, which, if disturbed in the future, would become regulated and its removal required. In that event, a permit from the Office of the State Fire Marshal (OFSM) and subsequent confirmation soil sampling would be needed at the time of the UST removal.

Additional Site Investigation Work

Following the Phase II ESA, the City worked with environmental professionals to conduct additional site investigation work that included the demolition of the existing building and foundation, removal of a drain pit and disposal of its contents, and ground penetrating radar/electromagnetic survey investigations for potential underground storage tanks (USTs), none of which were found.

Site Redevelopment

The City enrolled this site in the Illinois EPA's Site Remediation Program (SRP), achieved site closure and received a final No Further Remediation Letter (NFR) for the site. These activities facilitated the sale of the property to a private entity and its redevelopment as a law office.





Brownfields Fact Sheet

Danville, Illinois Brownfields Program

422 North Vermilion Street – Former Automobile Dealership

Current and Historic Uses

At the time of the June 2014 Phase I Environmental Site Assessment (ESA), this 2.03-acre property was a vacant automotive dealership and former automotive repair operation most recently occupied by the Win C. Smith dealership. At the time of the ESA, the property was used for miscellaneous storage, which constituted no change from the previous Phase I ESA dated February 27, 2013. The property was occupied by a grocery store from approximately 1947 to 1984, then a car dealership with on-site automotive repair services from approximately 1985 to 2003.

Phase I Environmental Site Assessment (ESA)

Working with a qualified environmental consultant (QEC), the City of Danville Completed a Phase I ESA on this property on February 27, 2013. This ESA identified the following recognized environmental conditions: 1) the historical use of the property for automotive repair and painting operations from approximately 1985 to 2003; and 2) the historical use of a used oil underground storage tank (UST) at the property during the 1990s³.

The Phase I ESA identified the following significant data gaps that have the potential to lead to the identification of additional RECs: 1) limitations encountered during the site reconnaissance created a data gap that impaired the inspection of the property's facility; 2) no additional information was available regarding the use of an above-ground storage tank (AST) at the property; 3) the owner questionnaire indicated that an environmental site assessment was previously performed at the property, a copy of which was not provided to the QEC; and 4) analytical laboratory results from confirmation soil samples, if collected, from the on-site UST removal in 1999, were not available.

The Phase I ESA included a recommendation for confirmation sampling of soils and/or groundwater to confirm or refute the presence of petroleum products and/or hazardous substances associated with the RECs and significant data gaps.

Phase II Environmental Site Assessment

Working with a QEC, the City of Danville completed a Phase II Environmental Site Assessment on this property on September 24, 2013. The purpose of this assessment was to conduct soil and groundwater investigative sampling at or near the RECs identified in the February 27, 2013, Phase I ESA. This Phase II ESA involved the completion of soil borings and the installation of temporary groundwater monitoring wells to facilitate the collection of soil and groundwater samples.



Figure 12.
422 North Vermilion Street - Former Auto Dealership

³ Records indicate the tank was removed in 1999.

The conclusions drawn from these assessment activities included 1) minimal concentrations of semi-volatile organic compounds in soil exceeding Tier 1 Soil Remediation Objectives; and 2) minimal concentrations of inorganics exceeding Class I Groundwater Remediation Objectives.

The Phase II ESA included a recommendation that the property be enrolled in the Illinois EPA's Site Remediation Program (SRP) for the purpose of conducting additional soil and groundwater investigations to delineate plumes and quantify all risk conditions. The ESA noted that if future development or earthwork occurs on the property, any disturbed material will need to be managed if offsite disposal is proposed. The ESA also noted the possibility of the existence of an orphan UST on the site, which may have existed prior to 1974, which would make it unregulated by the Office of the State Fire Marshall (OSFM). If future development disturbs any UST, it would become regulated and its removal would be required. An OSFM permit and subsequent confirmation soil sampling would be needed at the time of the UST removal.

Phase I Environmental Site Assessment Update

The City of Danville, working with a qualified environmental consultant, completed a Phase I Environmental Site Assessment (ESA) Update on this property on June 6, 2014.

This Phase I ESA identified the following RECs: 1) semi-volatile organic compound (SVOC) subsurface soil contamination documented at the property during 2013 Phase II ESA activities, which may be a result of historical automotive repair operations that occurred from approximately 1985 to 2003; 2) lead groundwater contamination documented at the property during 2013 Phase II ESA activities, which may be a result of historical automotive repair operations that occurred from approximately 1985 to 2003; and 3) subsurface soil SVOC contamination and lead groundwater contamination at the former location of a used oil UST.

The assessment identified the following significant data gaps that have the potential to lead to the identification of additional RECs: 1) Limitations encountered during the site reconnaissance created a data gap that impaired the inspection of the property's facility; AND 2) One (1) fuel AST was observed in the southwest section of the property's building, and the overall integrity of the tank and the surrounding floor surface could not easily be evaluated, resulting in the data gap.

The Phase I ESA included a recommendation for additional sampling of soils, soil gas, and/or groundwater to delineate, confirm, or refute the presence of the established petroleum products and/or hazardous substances contamination associated with the indicated RECs and significant data gaps.

Additional Site Investigative Work

Subsequent to the Phase I ESA update, the City of Danville, working with a QEC, decommissioned and removed the AST and disposed of an above-ground recycled fuel burner in order to facilitate the collection of a soil sample beneath the burner. These activities were completed in October and November 2014.

Site Redevelopment

The City of Danville's brownfields assessment efforts on this site facilitated the sale of this property, which is planned for redevelopment as a day care center. The site has been enrolled in the Illinois EPA's Site Remediation Program. An application for a No Further Remediation (NFR) letter for the property is expected to be submitted during the first quarter of calendar year 2015.





Brownfields Fact Sheet

Danville, Illinois Brownfields Program

817 North Vermilion Street – Former Dry Cleaner

Current and Historic Uses

At the time of the Phase I Environmental Site Assessment, this 0.17-acre property was occupied by a single-story commercial structure used for storage. From approximately 1960 to 2001, it housed a dry cleaning operation known as Fonner's Cleaners.

Phase I Environmental Site Assessment (ESA)

The City of Danville, working with a qualified environmental consultant, completed a Phase I ESA on February 14, 2013, which identified the following REC on the property: historical dry cleaning operations at the property from approximately 1960 to 2001. It also identified the following RECs associated with adjacent properties: 1) historical filling station operations on the north adjacent property at 821 North Vermilion Street on which approximately six (6) underground storage tanks (USTs) were operated; 2) historical and current filling station and/or UST operations on up-gradient properties at 824, 900, and 901 North Vermilion Street, including separate LUST incidents recorded at 824 and 901 North Vermilion Street.



Figure 13.
817 North Vermilion Street - Former Dry Cleaner

The assessment identified the following significant data gaps that have the potential to lead to the identification of additional RECs: 1) the number of items stored within the property's building significantly limited a thorough inspection of the structure's interior; 2) an unidentified pipe was located near the gas meter on the building's east side, which could possibly be related to on-site utilities; and 3) interviews with past owners knowledgeable of the dry cleaning business operations could not be conducted because the past property owners are deceased.

The Phase I ESA included recommendations for confirmation sampling of soils and/or groundwater to confirm or refute the presence of hazardous substances and/or petroleum products associated with the RECs and significant data gaps, as well as further investigation of the origins of the piping on the east side of the building's exterior.

Phase II Environmental Site Assessment

The City of Danville, working with a QEC, completed a Phase II ESA on September 26, 2013. This assessment involved the completion of soil borings and installation of temporary groundwater monitoring wells which facilitated soil and groundwater sampling. The conclusions reached based on this sampling included 1) significant concentrations of tetrachloroethylene above the Class II Remediation Objectives for the soil component of the groundwater ingestion route; and 2) significant concentrations in volatile organic compounds (VOCs) and inorganics exceeding Class II Groundwater Remediation Objectives.

The Phase II ESA recommendations included additional soil and groundwater investigation at the property. During the completion of the Phase II ESA, the QEC was not able to perform a thorough investigation due to the presence of the building and its contents, which dominate the property. The Phase II ESA recommends removal of the structure and/or its contents in order to provide access to likely target areas of the investigation. The ESA notes that if future development or earthwork occurs on the property, any disturbed material will need to be managed if offsite disposal is proposed. Also, the possibility of an orphan UST may exist, and if it does, it may have existed prior to 1974. In that case, it would be considered unregulated by the Office of the State Fire Marshal (OSFM). If any future redevelopment disturbs any UST, it would become regulated and its removal would be required. An OSFM permit and subsequent soil sampling would be needed at the time of the UST removal.

Planned Next Steps and Potential Site Reuse Plans

Multiple-parcel assembly will likely be necessary to make this property attractive to developers. Its location near a high school makes it an attractive option.



Brownfields Fact Sheet

Danville, Illinois Brownfields Program

2508 North Vermilion Street – Former Residential Building

Current and Historic Uses

At the time of the Phase I Environmental Site Assessment, this 0.99-acre property was a vacant lot with no structures. Historically, the property once contained a residential building on the eastern portion of the property.

Phase I Environmental Site Assessment (ESA)

The City of Danville, working with a qualified environmental professional, completed a Phase I ESA on this property on February 19, 2013. The ESA identified the following RECs associated with adjacent properties: 1) the filling station operation on the northern adjacent property, 2602 North Vermilion Street, from approximately 1966 to present, with three (3) underground storage tanks (USTs) currently in use; 2) a filling station operation on the up-gradient, northern surrounding property at 2606 North Vermilion Street, from approximately 1971 to present, with four (4) USTs currently in use and two (2) open leaking underground storage tank (LUST) incidences recorded against the site; and 3) a historical filling station operation on the northeastern adjacent property, 2601 North Vermilion Street, from approximately 1966 to 1975, and the associated significant data gap.



Figure 14.
2508 North Vermilion Street - Former Residential Building

The Phase I ESA identified the following significant data gaps that have the potential to lead to the identification of additional RECs: 1) an owner interview could not be completed for 2508 North Vermilion Street; 2) the northeast adjacent site at 2601 North Vermilion Street was historically a filling station from approximately 1966 to 1976, and no information related to USTs was available for this site from the OSFM.

The Phase I ESA included the recommendation for confirmation sampling of soils and/or groundwater to confirm or refute the presence of petroleum products associated with the RECS and significant data gaps.



**Phase II
Environmental
Site
Assessment**

The City of Danville, working with a QEC, completed a Phase II ESA on this property on September 26, 2013. The field activities included completion of soil borings and collection of soil samples to provide quantitative information regarding the presence or absence of contamination associated with the RECs identified in the Phase I ESA. Conclusions reached, based on this field work and the resultant laboratory analysis, included minimal concentrations of the inorganic contaminant arsenic exceeding Tier 1 Soil Remediation Objectives.

The QEC's recommendations in the Phase II ESA included additional subsurface investigations in order to assess the presence or extent of contamination across the property. As forested, uneven or steep terrain created challenging or altogether preclusive conditions, groundwater depth further limited the thoroughness of the Phase II ESA. To confirm or deny the presence of groundwater contamination on the property, the installation of monitoring well(s) was recommended. Furthermore, land clearing and/or use of an ATV drill rig may be required in order to access the western half of the property.

**Planned Next
Steps and
Potential Site
Reuse Plans**

Likely reuse scenarios include residential/condominium. This property is on the lakefront with other residential development occurring in the immediate area.

Next Steps

The City of Danville was able to accomplish a great deal under this Brownfields Assessment Project. However, much work remains to be done. Danville's brownfields site inventory still contains more than 100 sites that need to be addressed. More than 20 of those sites are priority sites. In December 2014, the City applied for \$400,000 in additional USEPA Assessment Grant funds to continue this work, with a focus on the East Main Street Corridor.

The City continues to pursue additional assessment and cleanup activities at 817 North Vermilion Street, once discussions and negotiations with the property owner allow these next steps to proceed.

The activities carried out under this project have generated interest among businesses and property owners in Danville. A new optimism among residents and business leaders is evident, as people have seen the possibilities – and results – that an effective brownfields program can have in a community.

The East Main Street Corridor Planning Process is now underway. When that process concludes and the community adopts a Corridor Plan, there will certainly be many opportunities that involve brownfields on – and adjacent to – the East Main Street Corridor. At least twelve key sites on the corridor are documented brownfields, many of which contain vacant, blighted buildings. The accomplishments of this project will provide a firm foundation on which to continue revitalization and redevelopment work along the East Main Street Corridor and throughout the City of Danville.

